

APN:

1220-21-111-104

Return to:

John + Catherine Perotti  
1226 W. Cottage Loop  
Gardnerville, NV 89460

Mail tax statements to:

Same as above



SHAWNYNE GARREN, RECORDER

E10

Space above this line for recorder's use only

## NEVADA DEED UPON DEATH

Effective on my (our) death,

I (We) Catherine Ellen Perotti and John Edward Perotti, the Grantor,  
hereby convey to Rachael Alexandria Hastings and Taylor Marie Perotti, the Grantee,  
with the address 3002 Van Buren Blvd., Apt. 35, Riverside, Ca 92503 and 275 Mt. Hamilton Dr., Tracy, Ca 95376,

all right, title and interest in the real property located at:

1226 W Cottage Loop

City of Gardnerville, County of Douglas, State of Nevada, or  
located in the County of Douglas, State of Nevada, and more particularly  
described as:

**A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.**

Together with all improvements, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR(S). THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR(S) WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO NRS 111.655 TO 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR(S) IN THE SAME REAL PROPERTY. THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

Grantor Signature Catherine Ellen Perotti Date 3-25-2024  
Printed Name Catherine Ellen Perotti and John Edward Perotti, CP

If more than one owner:

Grantor Signature [Signature] Date 3-25-2024  
Printed Name John Edward Perotti

**COOPER**

# NOTARY ACKNOWLEDGMENT

STATE OF Nevada  
COUNTY OF Douglas

On this 25 day of March, in the year 2024 before me,  
Shannon Russell notary public personally appeared Catherine E John Perotti,  
personally known to me or proved to me on the basis of satisfactory evidence to be the person  
whose name is subscribed to this instrument, and acknowledged that he or she executed it.

  
Notary Public

My Commission Expires: 09/02/2024

NOTARY SEAL



EXHIBIT A  
Legal Description

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Cathy E. Perotti and John E. Perotti, Wife and Husband as community property with right of survivorship

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Catherine E. Perotti and John E. Perotti, wife and husband as community property with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 38, as shown on the Final Map HERITAGE NEVADA SENIOR HOUSING, A Planned Development #PD 05-003, recorded in the office of the Douglas County Recorder, State of Nevada, on September 11, 2006, in Book 0906, Page 2968, as Document No. 684198, Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 05/22/2017

# STATE OF NEVADA DECLARATION OF VALUE

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

- 1. Assessor Parcel Number (s)**
- (a) 1220-21-111-104
- (b) \_\_\_\_\_
- (c) \_\_\_\_\_
- (d) \_\_\_\_\_

- 2. Type of Property:**
- a)  Vacant Land                      b)  Single Fam Res.
- c)  Condo/Twnhse                      d)  2-4 Plex
- e)  Apt. Bldg.                              f)  Comm'l/Ind'l
- g)  Agricultural                          h)  Mobile Home
- i)  Other

- 3. Total Value/Sales Price of Property:**
- Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due: \$ \_\_\_\_\_

- 4. If Exemption Claimed:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: 10
- b. Explain Reason for Exemption: Deed upon Death

**5. Partial Interest: Percentage being transferred:** \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 % per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Catherine Ellen Perotti Capacity Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: Catherine Ellen + John Edward Perotti

Address: 1226 W. Cottage Loop

City: Gardnerville,

State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Same

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_